012.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,000 / 898,000
					USE VALUE:	898,000 / 898,000
					ASSESSED:	898,000 / 898,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107	-109	LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERBERIAN ROBERT/ELIZABETH
Owner 2:	TRS/107-109 LAKE ST TRUST
Owner 3:	
Street 1:	31 AMBERWOOD DRIVE
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	BERBERIAN ROBERT/ELIZABETH -
Owner 2:	-
Street 1:	107 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,053 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2428 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5053.000	481,800	4,700	411,500	898,000
Total Card	0.116	481,800	4,700	411,500	898,000
Total Parcel	0.116	481,800	4,700	411,500	898,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.89 | /Parcel: 369.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 9270
GIS Ref:
GIS Ref:
Insp Date: 03/01/18

Parcel ID: 012.0-0001-0012.0

!1169!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	482,100	4700	5,053.	411,500	898,300	898,300	Year End Roll	12/18/2019
2019	104	FV	377,600	4700	5,053.	437,300	819,600	819,600	Year End Roll	1/3/2019
2018	104	FV	377,600	4700	5,053.	318,900	701,200	701,200	Year End Roll	12/20/2017
2017	104	FV	354,900	4700	5,053.	277,800	637,400	637,400	Year End Roll	1/3/2017
2016	104	FV	354,900	4700	5,053.	236,600	596,200	596,200	Year End	1/4/2016
2015	104	FV	317,400	4700	5,053.	231,500	553,600	553,600	Year End Roll	12/11/2014
2014	104	FV	317,400	4700	5,053.	190,300	512,400	512,400	Year End Roll	12/16/2013
2013	104	FV	329,800	4700	5,053.	181,100	515,600	515,600		12/13/2012

PRINT

Date	Time
12/10/20	16:50:19

LAST REV

Date	Time
03/25/20	08:13:53

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1169

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERBERIAN ROBER	47271-154		4/12/2006	Family	1	No	No		
DE SANTIS ANTON	47271-150		4/12/2006		655,000	No	No		
DE SANTIS ANTON	30689-563		9/24/1999	Family	1	No	No		
	12783-783		9/1/1981		78,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2020	272	New Wind	16,900	C				
2/25/2020	287	Inter Fi	70,000	O				
6/30/2006	549	Re-Roof	6,850					

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2018	MEAS&NOTICE	BS	Barbara S
2/25/2009	Meas/Inspect	163	PATRIOT
7/9/2006	MLS	HC	Helen Chinal
9/24/1999	Meas/Inspect	264	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	9270
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5053		Sq. Ft.	Site		0	80.	1.02	1			Med. Tr	-10					411,545						411,500	

Total AC/HA: 0.11600 | Total SF/SM: 5053 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 411,545 | Spl Credit | Total: 411,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09871793
Const Adj.:	0.98000199
Adj $ / SQ:	183.047
Other Features:	117486
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654656
Depreciation:	172829
Depreciated Total:	481827

COMMENTS

FRPL ARE CLOSED UP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

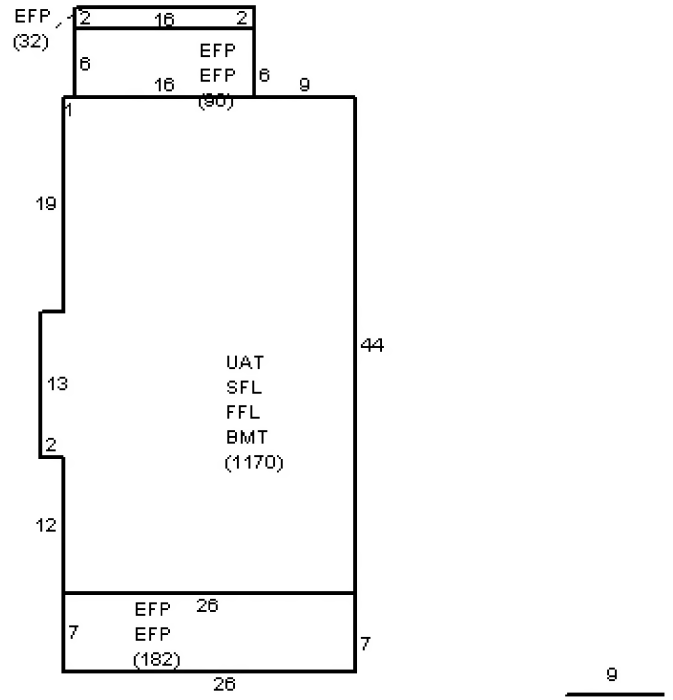
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.05
Special Features:	0	Val/Su Net:	109.72
Final Total:	481800	Val/Su SzAd	205.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,170	54.910	64,249
FFL	First Floor	1,170	183.050	214,165
SFL	Second Floor	1,170	183.050	214,165
EFP	Enclos Porch	588	31.220	18,356
UAT	Upper Attic	293	89.690	26,235

Net Sketched Area:	4,391			Total:	537,170
Size Ad	2340	Gross Are	5268	FinArea	2428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1923	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700